

1535 S WESTERN AVE

Los Angeles, CA 90006

Leasing Brochure

AVAILABLE

LEASED!

AVAILABLE

RETAIL/MEDICAL OPPORTUNITY AVAILABLE

MATTHEWS™

LEASING HIGHLIGHTS

SUITE J - FULLY BUILT OUT DENTAL OFFICE

\$2.00 PSF NNN

Asking Rent

±2,500 SF

Space Available

SUITE R - FORMER BARBERSHOP

\$3.25 PSF NNN

Asking Rent

±680 SF

Space Available

\$1.25 PSF

Estimated NNNs

- **Turnkey Medical Opportunity** - Former Western Dental office with an existing medical-style layout, ideal for dental, medical, wellness, or service-oriented users seeking reduced buildout time and cost.
- **High Traffic Retail Center** - Positioned within a neighborhood-serving retail center that generates consistent repeat traffic and density.
- **Flexible C2 Zoning** - Accommodates a wide range of medical, retail, and service uses.



SITE PLAN & TENANT ROSTER



Suite	Tenant	Size (SF)	Rent
Suite A	O'Reilly Auto Parts	8,180	
Suite G	Saint Ana Women's Medical Clinic	1,340	
Suite H	Saint Ana Women's Medical Clinic	720	
Suite J	Available	2,480	\$2.00 PSF
Suite K	Goodwill	10,638	
Suite Q	Nail Salon	680	
Suite R	Available	680	\$3.25 PSF
Suite S	T-Mobile	1,360	
Suite 1	Pollo Loco	2,200	
Suite 2	Pizza Hut	2,800	
Suite 3	Trusted Dental & Orthodontics	4,067	



 **Bishop Conaty High School**
±346 Students



 **Loyola High School**
±1,300 Students



Subject Property



Venice Blvd ± 47,123 VPD



 **West Adams Preparatory High School**
±975 Students



± 347,000 VPD



Google Earth

LOS ANGELES, CA

1535 S Western Ave is situated in a dense, high-demand pocket of central Los Angeles along a major north—south commercial corridor that connects Koreatown, Mid-City, and surrounding infill neighborhoods. The immediate trade area is characterized by heavy multifamily residential concentration, strong transit usage, and steady daily foot and vehicle traffic that supports consistent neighborhood-serving retail activity. Because much of the surrounding housing stock is renter-occupied and high density, the customer base tends to generate frequent, smaller trips for food, services, and convenience purchases rather than occasional large-format shopping. The local economy is supported by a mix of service employment, retail, healthcare, and hospitality activity typical of inner Los Angeles submarkets, creating reliable day-to-day demand for quick-service restaurants, personal care, medical, and discount-oriented concepts. Western Avenue also provides strong visibility and accessibility, which helps businesses capture both local residents and pass-through traffic. The area's cultural diversity and established retail ecosystem contribute to a vibrant consumer environment with strong dining and service categories. Overall, the site benefits from infill Los Angeles fundamentals—density, mobility, and repeat-visit demand—making it well suited for convenience-driven retail and service uses that rely on consistent neighborhood traffic.



\$75,711 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

228,726 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

594,765 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$5.8B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



1535 S WESTERN AVE

Los Angeles, CA 90006

Leasing Brochure

YOUR SIGN HERE

EXCLUSIVELY LISTED BY



MICHAEL PAKRAVAN
SVP & NATIONAL DIRECTOR



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